

McDonald's Ground Lease | For Sale



McDonald's at Trinity Falls

NWC Trinity Falls Pkwy & Olympic Crossing
McKinney, Texas 75071



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800

Houston, Texas 77046

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THE OFFERING

Hunington is pleased to present the opportunity to acquire the ground lease for McDonald's at Trinity Falls, a newly constructed drive-thru/pickup location positioned at the NWC of Trinity Falls Parkway and Olympic Crossing in McKinney, Texas. As of year-end 2025, McDonald's reported 45,356 restaurants across more than 100 countries and \$26.9 billion in 2025 consolidated revenue.

The lease is structured as an absolute triple net ground lease with a 20-year primary term and 10% rental increases every five years, providing long-term stability and predictable income growth.

This offering represents a prime opportunity to acquire a newly built McDonald's with a modern drive-thru, pickup configuration, and full lobby in a rapidly expanding master-planned community. Positioned within a high-growth corridor with strong surrounding retail and excellent access, the property benefits from sustained demand drivers and the security of an investment-grade tenant committed to the site for decades.

INVESTMENT HIGHLIGHTS

- **Within Trinity Falls Master Planned Community** – a 2,000-acre master-planned community planned for over 4,800 residential lots in northern McKinney, Texas.
- **Exceptional Residential Growth Story** – Trinity Falls continues to be one of McKinney's most active residential communities, ranking as the city's #2 single-family subdivision by permit activity in 2025.
- **Strong, Affluent Demographics** – The surrounding trade area features an average household income of approximately **\$190,079 within 3 miles and \$180,147 within 5 miles.**
- **New 2026 McDonald's Location** – Newly constructed 4,000 SF drive-thru/pickup restaurant on approximately 0.96 acres, providing a modern format designed to serve the growing Trinity Falls community.

MCDONALD'S AT TRINITY FALLS

NWC Trinity Falls Pkwy & Olympic Crossing, McKinney, TX 75071



Executive Summary

NOI	\$105,000.00
Rent Commencement	12/14/2026 (Estimated)
Lease Expiration	12/31/2046 (Estimated)
Primary Term	20 Years
Renewal Options	Ten (10) 5-Year
Lease Type	Ground Lease
Building Size	4,000 SF
Land Size	0.96 AC



Demographics

Population (2026)	2 mi. - 18,528
	3 mi. - 28,683
	5 mi. - 83,616
Average HHI (2026)	3 mi. - \$185,368
	5 mi. - \$165,442
	7 mi. - \$167,508

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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

Lease Abstract

MCDONALD'S	
Lease Type	Ground Lease
NOI	\$105,000.00
Rent Commencement	12/14/2026 (Estimated)
Lease Expiration	12/31/2046 (Estimated)
Primary Term	20 Years
Rent Increases	10% Every 5 Years
Renewal Options	Ten (10), 5-Year
Building Size (SF)	4,000 SF
Land Size (AC)	0.96 AC
Year Built	2026

McDonald's Corporation, headquartered in Chicago, Illinois, is a leading global food service retailer, serving approximately 68 million customers daily across over 41,800 restaurants in more than 120 countries. In the United States, McDonald's operates over 13,400 locations, including all 50 states. The company employs over 150,000 individuals worldwide, encompassing both corporate staff and personnel in company-owned and operated restaurants. The company continues to expand its global presence, with plans to increase its restaurant count to 50,000 by the end of 2027.

LEASE YEAR	ANNUAL RENT
Years 1-5	\$105,000.00
Years 6-10	\$115,500.00
Years 11-15	\$127,050.00
Years 16-20	\$139,755.00



Site Plan



Trinity Falls 2,000 AC Community
4,827 Lots

Trinity Falls
Future School

Heritage Creek
450 Homes

Preserve at Honey Creek
1,350 Homes

The Goddard School

Shaded Tree
255 Homes

Luxe of McKinney
448 Units

Estates of McKinney
414 Units

The Mansions of Prosper
450 Townhomes

Frazier Elementary School
437 Students

Riverstone Estates
524 Homes

Alexan Melissa
284 Units

prose
220 Units (Under Construction)

Stoneridge
222 BTR Units (Under Construction)

Multi-Family
350 Units (Under Construction)

Aburndale
251 Homes

The Quarry
120 Homes

The Quarry Phase II

Stoneridge Phase I
105 Homes

Country Ridge
245 Homes

Villages of Melissa
1,415 Homes

Melissa Middle School
757 Students

Future Development

Hunter's Ridge
382 Homes

Legacy Ranch Phase I, II, III
138 Homes

Dollar General

Tropical Cafe

Walmart

Dunkin'

Caliber Collision

ABC Supply Co. Inc.

Blue C's

Dutch Bros

Valero

George's Coffee

Race Trac

H-E-B

UPS

AT&T

75

Central Expwy 64,681 VPD

Trinity Falls Pkwy 19,236 VPD

Green Acres

The Landing at Willow Grove
650 MF Units
270 Single Lots

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Chambers Grove
663 Homes

Colmena Ranch
1,600 AC

Honey Creek
+10,000 Homes

Heritage Creek
450 Homes

Preserve at Honey Creek
1,350 Homes

Shaded Tree
255 Homes

Estates of McKinney
414 Units

Luxe of McKinney
448 Units

The Mansions of Prosper
450 Townhomes

TRINITY FALLS
(Under Construction)
Future School

TRINITY FALLS
2,000 AC Community
4,827 Lots

TRINITY FALLS PKWY 19,236 VPD

Central Expwy 64,681 VPD

Riverstone Estates
524 Homes

Alexan Melissa
284 Units

Stoneridge Phase I
105 Homes

prose
220 Units (Under Construction)
222 BTR Units (Under Construction)

The Waldon
350 Units (Under Construction)

Abundale
251 Homes

The Quarry
120 Homes

Harmon Melissa
146 Units

Hunter's Ridge
382 Homes

WILLOW GROVE
650 MF Units
270 Single Lots

WILLOW WOOD
Elementary School
857 Students

Willow Wood Master-Planned Community
850 Homes Across 360 AC

Country Ridge
245 Homes

Villages of Melissa
1,415 Homes

Melissa Middle School
757 Students

Legacy Ranch Phase I, II, III
138 Homes

The Residences at Harrison Park
55 Rental Homes

Liberty of Melissa
1,251 Homes

Provision at Melissa
120 Units

Gala at Melissa
85 Units

Berry Farms
141 Homes

Dove Creek
59 Homes

Everbloom
343 Units

North Creek Elementary School
825 Students

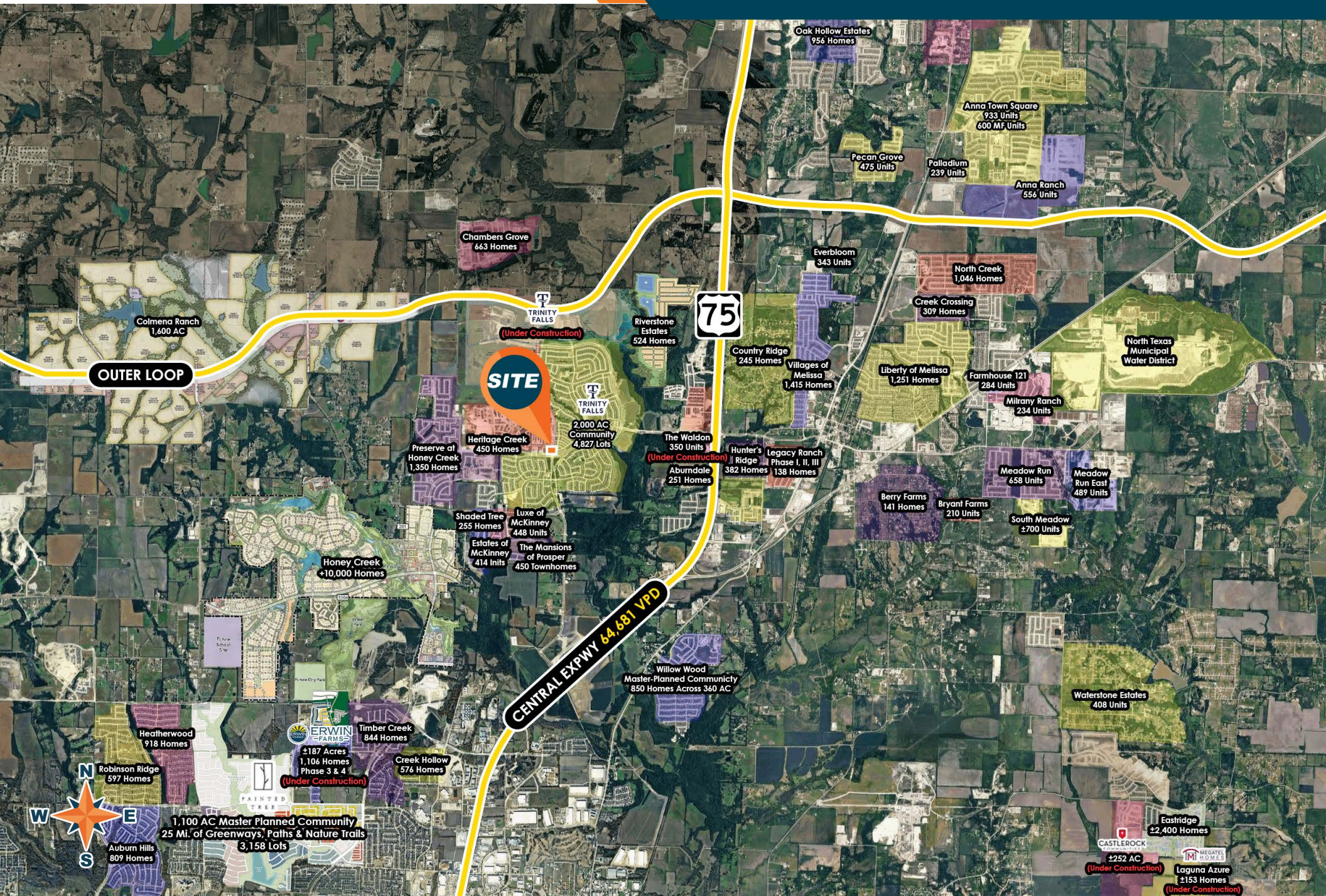
North Creek
1,046 Homes

Creek Crossing
309 Homes

Melissa High School
920 Students

Commercial Center:
McDonald's, Starbucks, Jack-in-the-Box, Golden Chick, Burger King, CVS pharmacy, JEREMIAH'S, Circle K, Kroger, Smoothie King, DOLLAR GENERAL, Public Storage, Little Caesars, Club Car Wash, Melissa High School, The Residences at Harrison Park, Provision at Melissa, Gala at Melissa, Berry Farms, Dove Creek, RaceTrac, Valero, ABC Supply Co. Inc., Dutch Bros, Caliber Collision, Walmart, Tropical Cafe, F45, ExtraSpace Storage, Sonic, Subway, Texaco, Exxon, AutoZone, H-E-B, UPS, AT&T, Dunkin', Moe's, and others.

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Tenant Overview

**Company Type:**

Public NYSE: MCD DIJA component
S&P 100 component
S&P component

2025 Employee:

150,000

2025 Revenue:

\$26.885 Billion

2025 Net Income:

\$8.563 Billion

2025 Assets:

\$59.515 Billion

Credit Rating:

BBB+

2025 Stores Globally:

Over 45,000

mcdonalds.com

In 1954, Ray Kroc stumbled upon a modest burger joint in California, marking the inception of a remarkable journey. From its modest origins, the establishment has evolved into a global culinary powerhouse. Today, McDonald's boasts over 36,000 restaurants across 100 nations, cementing its status as a premier player in the food service industry.

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date